



City of Albuquerque  
Planning Department  
Landmarks Commission  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Date: April 15, 2021

## OFFICIAL NOTIFICATION OF DECISION

**Project 2021-005239**  
**SI-2021-00353**  
**Approval of Alterations**

**Donald Mercer**, requests approval of post alteration changes to a contributing house, described as Lot 7, Block 17, Huning Highland Addition, located at 400 Arno St. SE. (K-14)

On April 14, 2021 the Landmarks Commission voted for Approval of **Project 2021-005239, SI-2021-00353** based on the following Findings.

### FINDINGS

1. This application is a request for a Certificate of Appropriateness for alterations at 400 Arno St. SE, described as Lot 7 Block 17, Huning Highland Addition, a property in the Huning Highland Historic Preservation Overlay Zone, zoned R-1A.
2. The subject site is approximately 0.15 acres.
3. The application for a Certificate of Appropriateness is for changes made to the house, a contributing building in the Huning Highland HPOZ, without prior approval. These changes include:
  - Removal of wood siding and replacement, over rigid insulation (resulting in a 2-inch lip at base of the side gables), of wider, cement board siding
  - Removal of original 4 over 1 wood windows and replacement with single pane vinyl windows with 9 over 9, interior only, grids
  - Removal of wood shake covered, tapered, Craftsman style columns and replacement with small square columns covered in horizontal siding
  - Reconstruction of deteriorated wood stair and replacement with curved concrete stairs
  - Construction of a 6-foot high concrete block wall around the rear/side yard.

4. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved.
5. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The LUC Ordinance Section 14-12(8) (B)(1) states that a Certificate of Appropriateness shall be approved if “The change is consistent with the designation ordinance and specific development guidelines for the landmark or historic zone”.
6. Exterior siding used on the building is not per standards but as it is completed but is allowed to stand.
7. The proposed changes to the porch will reinstate some features removed previously removed. As mentioned above, the wood shingle siding of alternating wide and narrow courses of cedar shingles to match the gable ends, will have to be extended to all exterior porch walls, not only the column bases.
8. Existing replacement windows do not meet design guidelines as far as material or muntin configuration. It is allowable to have these windows on facades not visible from the public right-of-way; however, the three windows facing Arno St. need to be replaced with metal clad wood windows with the 4 glass divides at the top. This needs to be completed within the next 12 months.
9. Per Policy – Site Features & Streetscapes, existing block wall shall be cover with stucco.
10. The LUC Ordinance Section 14-12(8) (B)(2) states that a Certificate of Appropriateness shall be approved if “The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished”.
11. The architectural character and historical value of the Huning Highland Historic Preservation Overlay Zone will not be significantly impaired or diminished, once the proposed corrections are made to the building’s Arno St. facing façade.

## RECOMMENDATION

Case SI-2021-00353 / Project # PR-2021-005239, April 14, 2021

APPROVAL for Case SI-2021-00176 / Project # PR-2021-005065, an application for alterations, at 400 Arno St SE, described as Lot 7, Block 17, Hning Highland Addition, based on the above eleven (11) findings. and subject to the following conditions.

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.
2. Block wall to the north of the house shall be covered with stucco.
3. The wood shingle siding on the porch and columns shall be of alternating wide and narrow courses of cedar shingles to match the gable ends, and will be extended to all exterior porch walls, not only the column bases.
4. Dimensions of tapered height of the front columns is not provided and should be to the height of the original shake covered portion, approximately 6 feet from grade. The flared portion should taper from 33 inches at the base to 24 inches at the top.
5. All windows shall be replaced with metal clad wood windows of the same dimension and operation as original windows, with the 4 glass divides at the top where previously present.
6. Exterior siding shall be returned to 4-inch horizontal siding to match original wood siding to the extent possible.
7. All changes need to be completed within the next 12 months.

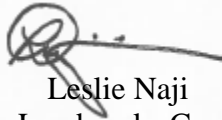
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APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leslie Naji', with a long horizontal stroke extending to the right.

Leslie Naji  
Planner, Landmarks Commission